



TOWN OF JACKSON

PLANNING & BUILDING

DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

Teton County

- Planning Division

- Engineer
- Surveyor
- Assessor
- Clerk and Recorder
- Road and Levee
- Title

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

| | |
|--|---|
| Date: December 16, 2020 | REQUESTS: |
| Item #: P20-228 | The applicant is submitting a request for a Vacation of lot line and re-Plat for the property located at 335 E. Broadway Ave., legally known as, LOTS 1,2, BLK. 2, L.G. GILL SUBDIVISION. |
| Planner: Tyler Valentine | For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you. |
| Phone: 733-0440 ext. 1305 | |
| Email: tvalentine@jacksonwy.gov | |
| Owner: Basilboy, LLC PO Box 10187 Jackson, WY 83002 | |
| Applicant: Nelson Engineering Sue Karichner PO Box 1599 Jackson, WY 83001 | |
| Please respond by: December 30, 2020 (Sufficiency) January 6, 2021 (with Comments) | |

Planner:

Basilboy, LLC
PO Box 10187
Jackson, WY 83002

Phone:

733-0440 ext. 1305

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov

NELSON ENGINEERING since 1964

Professional Engineers & Land Surveyors

JACKSON, WY • BUFFALO, WY •

WWW.NELSONENGINEERING.NET

SK/17-409-03

December 15, 2020

Town of Jackson
P.O. Box 1687
150 E. Pearl Ave.
Jackson, WY 83001-1687

ATTN: Planner

RE: Lot 1 and Lot 2, Block 2, L.G. Gill Subdivision – Final Plat No Map

Dear Planner:

Attached are the submittal materials for the partial vacation of a plat, we are submitting on behalf of William Rush Jenkins and Klaus Dieter Baer to formally vacate the Lot Line between Lots 9 and 10, Block 5 of The L.G. Gill Subdivision, Plat No. 139.

Included in the submittal is:

1. Planning Permit Application for Final Plat
2. Check for \$1000
3. Letter of Authorization
4. Final Plat Narrative and Findings
5. Title Report
6. Partial Vacation of Plat Instrument

Please do not hesitate to contact me at skarichner@nelsonengineering.net or 733-2087 if you have any questions with this submittal.

Sincerely,



Sue Karichner

Encl.



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

Response to Submittal Requirements. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title



WARRANTY DEED

Kenneth Sinn, Successor Trustee of the DES Trust, U/A/D/ January 6, 2016, as amended, GRANTOR, of Teton County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Basilboy, LLC, a Wyoming limited liability company, GRANTEE, whose mailing address is P.O. Box

10187 ~~10187~~ Jackson, 83002, the following described real estate, situated in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

PIDN: 22-41-16-27-3-19-003

| | |
|------------|--|
| RELEASED | |
| INDEXED | |
| ABSTRACTED | |
| SCANNED | |

Together with and including all oil, gas, and other minerals and mineral rights appurtenant thereto and owned by Grantor, if any, and all improvements and all other appurtenances and hereditaments thereunto belonging; subject to general taxes for the year of closing, local improvement districts, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS my hand this 30th day of Jan, 2017.

Kenneth Sinn

Kenneth Sinn, Successor Trustee of the DES Trust, U/A/D/ January 6, 2016, as amended

STATE OF Nebraska)
COUNTY OF Teton)
55

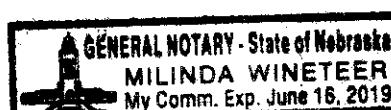
The foregoing instrument was acknowledged before me by Kenneth Sinn, who is personally known to me or has established his identity and authority to me by reasonable proof, as Successor Trustee of the DES Trust, U/A/D/ January 6, 2016, as amended, this 20th day of Jan, 2017.

Witness our hands and official seal.

Milinda Wineteer

Notary Public

My Commission Expires: 6-19-19



GRANTOR: SINK, KENNETH TRUSTEE

GRANTEE: BASILBOY LLC

Doc 0920907 bk 939 pg 577-578 Filed At 11:11 ON 01/23/17

Sherry L. Daigle Teton County Clerk fees: 15.00

By Mary D Antrobus Deputy

Exhibit "A" Legal Description

The property described herein is situated in the State of Wyoming, County of Teton, Town of Jackson

Lots 1 and 2, Block 2 of the L. G. Gill Subdivision to the Town of Jackson, Teton County, Wyoming, according to the plat recorded in the Office of the Teton County Clerk on June 16, 1950 as Plat Number 139.

And

A 10 foot strip of land constituting part of the following legal description, with the west line of said 10 foot strip identical to the west line of said Parcel:

A parcel of land being a portion of Lots 3 and 4 of Block 2 of the L. G. Gill Subdivision to the Town of Jackson, Teton County, Wyoming, according to that map filed June 16, 1950 in the Office of the Teton County Clerk and Ex-Officio Register of Deeds for Teton County, Wyoming, as Plat No. 139, said parcel (now known as Lot 7) being bounded as follows:

On the west by the west line of said Lot 3, on the east by the east line of said Lot 4, on the south by the south line of said Lots 3 and 4, on the north by a line parallel to and 90.09 feet south of the north lines of said Lots 3 and 4

PIDN: 22-41-16-27-3-19-003

Wyoming Title & Escrow, Inc.
Policy Issuing Agent for Stewart Title Guaranty Company

LETTER OF AUTHORIZATION

Basilboy LLC, a WY limited liability company, "Owner" whose address is: 355 E. Broadway,
Jackson, Wyoming

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Basilboy LLC , as the owner of property
more specifically legally described as: Lot 1 and Lot 2, Block 2, of The L.G. Gill Subdivision
Plat No. 139

(If too lengthy, attach description)

HEREBY AUTHORIZES Nelson Engineering _____ as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Managing members

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming

)

COUNTY OF Teton

10

The foregoing instrument was acknowledged before me by David L. Nichols this 23rd day of November 2020

WITNESS my hand and official seal.

(Notary Public)

~~My commission expires:~~

May 1999

(Seal)



SINGLE MEMBER OPERATING AGREEMENT OF
Basilboy, LLC

THIS OPERATING AGREEMENT is entered as of the 2nd day of November, 2016 (the "Effective Date"), by Basilboy, LLC, a limited liability company organized and existing under the laws of the State of Wyoming having its principal place of business 100 Moran Street, Jackson WY 83001 (the "Company"), and David Nichols, a Wyoming resident (the "Member"), as sole member.

ARTICLE I

DEFINITIONS

Section 1. Certain Definitions. As used herein, the following terms have the following meanings:

- (A) "Act" means the Limited Liability Company Act of the State of Wyoming, as from time to time amended.
- (B) "Agreement" means this Operating Agreement, as the same may be amended from time to time.
- (C) "Code" means the Internal Revenue Code of 1986, as amended from time to time.
- (D) "Company" means Basilboy, LLC, the limited liability company formed and governed pursuant to this Agreement.
- (E) "Legal Representative" of a Member shall mean executor, executors, administrator, administrators, committee, guardian, distributee, under the intestacy laws or other personal representative of a deceased Member.
- (F) "Manager" means the Manager designated by the Company to manage the affairs of the Company. The Manager shall be David Nichols or its designee.
- (G) "Person" or "person" shall mean any individual, trust, estate, partnership, association, firm, company, or corporation, or any state or public officer, agency or instrumentality.
- (H) "Property" shall mean any and all assets and property of the Company, real or personal, tangible or intangible (including but not limited to goodwill), including but not limited to money and any legal or equitable interest in any such assets and property, but excluding services

ARTICLE II

CAPITAL CONTRIBUTIONS

Section 2.1. Initial Capital Contributions. As of the Effective Date, the Member has heretofore made his or its respective capital contributions to the Company as reflected on Schedule 2.1 attached hereto and incorporated herein by reference.

Section 2.2. Additional Capital Contributions. Except as otherwise provided in Schedule 2.1., the Member shall not be required to make capital contributions in addition to those mentioned in the preceding paragraph.

ARTICLE III

DISTRIBUTIONS

Section 3.1. Distributions. Subject to the provisions of Section 7.3 hereof, the Company's net profits shall be distributed to the Member at such times and in such amounts as the Member shall determine in his or its absolute discretion. Such distributions may take the form of cash or Property as the Manager shall determine in his or its absolute discretion.

ARTICLE IV

ACCOUNTING

Section 4.1. Accounting Methods. The Company books and records shall be prepared in accordance with generally accepted accounting principles, consistently applied. The Company shall be on a cash basis for both tax and accounting purposes, or as otherwise determined by the Manager. The Manager is hereby designed as the "tax matters partner" for the Company (as such term is defined in Section 6231(a)(7) of the Code).

Section 4.2. Fiscal Year. The fiscal year of the Company shall be the twelve calendar month period ending December 31.

ARTICLE V

DISSOCIATION OF A MEMBER

Section 7.1. Dissolution of the Company. The Company shall only be dissolved upon a affirmative vote of the Member(s) or the occurrence of any of the events set forth in Section 17-29-701 of the Act.

Section 7.2. Effect of Dissolution. Upon dissolution, the Company shall cease carrying on the Company business except as necessary for the winding up of the Company business, and the Company is not terminated, but rather shall continue until the winding up of the affairs of the Company is completed and a Certificate of Dissolution has been issued by the Secretary of State of the State of Wyoming.

Section 7.3. Distribution of Assets on Dissolution. Upon the winding up of the Company, the Company's Property shall be distributed: first, to creditors, including the Member if then a creditor, to the extent permitted by law, in satisfaction of the Company's indebtedness and other liabilities; and second, to the Member, or if the Member is not then living, as otherwise directed by the Member in writing, or if the Member is not then living and no such writing exists, by the laws of intestacy of the State of Wyoming

Section 7.4. Winding Up and Certificate of Dissolution. The winding up of the Company shall be completed when all debts, liabilities, and obligations of the Company have been paid and discharged or reasonably adequate provision therefore has been made, and all of the remaining Property and assets of the Company have been distributed as provided in Section 8.3 hereof. Upon the completion of winding up of the Company, a Certificate of Dissolution shall be delivered to the Office of the Secretary of State of the State of Wyoming for filing. The Certificate of Dissolution shall set forth the information required by the Act.

ARTICLE VIII

GENERAL

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first above written.

Basilboy, LLC

David Nichols

By: David Nichols
David Nichols

November 3, 2016

• Public Notices •

two (2) appointments for two (2) years, and three (3) appointments for three (3) years, and thereafter members shall be appointed for a term of three (3) years in the manner hereinabove provided at the expiration of the term of each member. All members shall serve without compensation. The Town Planning Commission shall appoint a secretary who, unless he is a member of the Planning Commission, shall not be entitled to vote on matters before the Planning Commission. (Ord. 1268 § 1, 2020; Ord. 1190 § 1, 2018; Ord. 1051 § 1, 2014; Ord. 652 § 1, 2000; Ord. 350 § 1, 1986; Ord. 256 § 1, 1979; Ord. 164 § 1, 1973.) 2.40.040 Rules. The Planning Commission may adopt rules in accordance with State law. No action shall be taken by the Planning Commission on any case until after notice and hearing as required by Town ordinance or the statutes of the State. The presence of a majority of the appointed members shall constitute a quorum and the concurring vote of a majority of the members present shall be necessary to decide on any matter upon which the commission is required to pass. (Ord. 1268 § 1, 2020; Ord. 1051 § 1, 2014; Ord. 934 § 1, 2009; Ord. 283 § 1, 1982; Ord. 256 § 4, 1979; Ord. 164 § 4, 1973.) SECTION II. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. SECTION III. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance. SECTION VI. This Ordinance shall become effective after its passage, approval and publication. Dated this November 25, 2020. S. Birdyshaw, Town Clerk.

Publish: 12/02/20

• CONTINUED PUBLICATIONS •

ADVERTISEMENT FOR BIDS

Notice is hereby given that the Town of Jackson is accepting Bids for a general contract for the construction of the Cache Creek Tube Realignment, Phase 2D. TOJ Bid No. 20-18

Sealed Bids will be received at the Office of the Town Clerk, Town of Jackson, PO Box 1687, located at 150 East Pearl Avenue, Jackson, WY 83001 (Town Hall) until Thursday, 17 December 2020 at 2:00 PM Mountain Time. At that time the Bids received will be publicly opened and read at that location. Bids shall be delivered according to the instructions to bidders.

Includes 24", 30" and 48" storm drain piping, 12" and 14" storm drain bypass line, concrete structures, curb inlets, stormwater treatment unit, asphalt, concrete, and vegetative surface restoration. Located near Willow and Broadway in Jackson, Wyoming. Construction timeline: April through June, 2021.

Issuing Office: Town of Jackson Engineering Department. Townengineering@jacksonwy.gov (Phone: 307-733-3079). Digital bidding documents at www.questcdn.com QuestCDN No. 7405928. MANDATORY pre-bid conference on Tuesday, 1 December 2020 at 1:00 PM by Video Conference.

Publish: 11/18, 11/25, 12/02/20

GENERAL PUBLIC NOTICES

• ESTATE PROBATE •

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON
NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF:
MARY EILEEN BALDWIN LONGFIELD,
Deceased

Probate No.: 3360

NOTICE OF PROBATE

You are hereby notified that on the 16th day of November, 2020, the Last Will and Testament of Mary Eileen Baldwin Longfield was admitted to probate with administration by the above named court. Any action to set aside the Will shall be filed in the Court within three (3) months from the date of the first publication of this Notice or thereafter be forever barred. Notice is further given that all persons indebted to Mary Eileen Baldwin Longfield or to Mary Eileen Baldwin Longfield's Estate, are requested to make immediate payment to the undersigned in care of: Ross Nicol Longfield, Personal Representative, P.O. Box 2922, 125 S. King Street, Suite 2A, Jackson WY 83001-2922.

Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers in the Office of the Clerk of Court on or before three (3) months after the date of the first publication of this notice; and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

DATED this 16th day of November, 2020.

M. Jason Majors
Majors Law Firm, P.C.
Attorney for Personal Representative
125 S. King Street
P.O. Box 2922
Jackson, WY 83001
(307) 733-4117 Phone
(307) 733-4117 Facsimile
Wyoming Bar Registration # 6-3789

Publish: 12/02, 12/09, 12/16/20

• PUBLIC NOTICE •

Porcupine Creek Ranch Improvement and Service District
Proclamation of Election

The Directors of Porcupine Creek Ranch Improvement and Service District proclaim and hereby notice that an election for one seat on the Board of Directors for a four (4) year term will be held by mail ballot election pursuant to Section 22-29-112 et seq. W.S. on March 16, 2021. Applications for election are due not more than 90 days and no later than 70 days prior to the election. Applications shall be filed with the Secretary for the District: Diana Miller, PO Box 252, Jackson, WY 83001.

Dated this 2nd day of December, 2020

Diana Miller, Secretary

Porcupine Creek Ranch Improvement and Service District
Publish: 12/02/20

NOTICE OF ACCEPTANCE AND PAYMENT TO CONTRACTOR FOR CREEKSIDE VILLAGE WATER AND SEWER IMPROVEMENTS PROJECT

Notice is hereby given that the Creekside Village HOA has accepted, as substantially complete according to the plans, specifications and rules governing the same, the work performed under that contract dated October 5, 2020 between the Creekside Village HOA and Avail Valley Construction-ID, LLC, the Contractor; that work under said contract, known as the Creekside Village Water and Sewer Improvements Project, is substantially complete and the Contractor is entitled to payment of retainage. Notice is further given that subsequent to the forty-first (41st) day after the first publication of this notice, to wit, January 12, 2021 the Creekside Village HOA will pay to said Contractor the amount due under the contract less any amount withheld for the portion of the public work that is incomplete or not completed in accordance with the contract and associated documents.

Publish: 12/02, 12/09/20

Imagine Jackson, Inc. has dissolved and provides the following notice. Any persons or entities having any claim against Imagine Jackson, Inc. must submit a Notice of Claim including the following information: Personal contact information, name, address, day and evening phone numbers, contact information of any legal counsel; detailed factual basis of the claim including date and time of relevant events, and name(s) of person(s) involved; the circumstances giving rise to the claim; the amount for which the claim is asserted. Send any claim to the following address: PO Box 11156, Jackson, WY, 83002. A claim against Imagine Jackson, Inc. will be barred unless a proceeding to enforce the claim is commenced within five (5) years or the number of years set forth in the applicable statute of limitation, whichever is less, after publication of this notice.

Publish: 12/02/20

• INTENT TO SUBDIVIDE •

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that Basilboy LLC, a Wyoming limited liability company, intends to apply for a permit for a partial vacation of a subdivision in the Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town of Jackson Council at Jackson Town Hall. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed partial vacation shall vacate the lot line between Lot 1 and Lot 2, Block 2 of the L.G. Gill Subdivision, Plat No. 139, records of the Clerk of Teton County and being located within Section 27, Township 41 North, Range 116 West, street address 355 E. Broadway Avenue. The site is accessed from Moran Street, Broadway Avenue and Deloney Avenue.

Publish: 12/02, 12/09/20

• CONTINUED PUBLICATIONS •

U.S. FISH AND WILDLIFE SERVICE NATIONAL ELK REFUGE NOTICE for PUBLIC COMMENT PERIOD

The U.S. Fish and Wildlife Service is soliciting public comments for re-authorizing the Compatibility Determination for the Multi-Use Pathway on the west side of the Refuge. A copy of the draft Compatibility Determination is available by request (see below contact information) and on the National Elk Refuge website: https://www.fws.gov/refuge/National_Elk_Refuge/

The purpose of the Multi-Use Pathway is to provide a safe, accessible, and connected facility for non-motorized (pedestrian and bicycle) recreation and transportation in proximity to a major highway and the National Elk Refuge. The pathway provides a vital connection between the Town of Jackson and Grand Teton National Park while simultaneously providing users with a safe, educational, enjoyable, and alternative form of travel and recreation.

This use supports four of the six wildlife dependent National Wildlife Refuge Priority Public Uses, including: Wildlife Observation, Wildlife Photography, Environmental Interpretation and Environmental Education.

The U.S. Fish and Wildlife Service will be accepting written comments from November 19 through December 10, 2020. Please submit written comments to Refuge Manager, Frank Durbian, PO Box 510, Jackson, WY or frank_durbian@fws.gov.

Publish: 11/18, 11/25, 12/02/20

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jhnewsandguide.com/subscribe
to create your account
and start reading!



• Public Notices •

Auction date is December 27th, 2020
Auction is held at 1190 High-way 89, Jackson WY 83002
Please call 307-733-8697 and ask for Shiela
Publish: 12/09, 12/16/20

• PUBLIC NOTICE •

PROPOSED DISCHARGE OF DREDGED OR FILL MATERIAL TO A TRIBUTARY OF FISH CREEK

The Wyoming Department of Environmental Quality (WDEQ) has received a request from Alder Environmental on behalf of Clas Olsson for State certification of U.S. Army Corps of Engineers (USACE) Nationwide Permit #29, for discharge of dredged or fill material to the Ward and Foster Ditch and adjacent wetlands near Wilson, Wyoming. The purpose of the project is residential development. The Ward and Foster Ditch is a tributary of Fish Creek and is designated a Class 1 water where point source discharges are prohibited except for storm water and construction related discharges. This certification will require meeting the provisions in Chapter 1, Section 7(b) of the WDEQ Water Quality Rules and Regulations, which allows these discharges under certain circumstances.

Proposed activities include construction of a residential structure, driveway and associated buildings. To do this will require the placement of approximately 338 cubic yards of material. These activities will result in the loss of 0.12 acre of wetland which has been previously mitigated.

Requests for information about the proposed water quality certification should be directed to Eric Hargett by email (eric.hargett@wyo.gov) or phone (307-777-6701). Comments must be addressed to Eric Hargett, Wyoming DEQ/WQD, 200 W. 17th Street – 4TH floor, Cheyenne, WY, 82002, and be postmarked on or before 5:00 p.m. on December 23, 2020 to be considered. Phone or email comments will not be accepted. Para español, visite deq.wyoming.gov.

Publish: 12/09/20

• CONTINUED PUBLICATIONS •

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON

NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF: MARY EILEEN BALDWIN LONGFIELD, Deceased

Probate No.: 3360

NOTICE OF PROBATE

You are hereby notified that on the 16th day of November, 2020, the Last Will and Testament of Mary Eileen Baldwin Longfield was admitted to probate with administration by the above named court. Any action to set aside the Will shall be filed in the Court within three (3) months from the date of the first publication of this Notice or thereafter be forever barred. Notice is further given that all persons indebted to Mary Eileen Baldwin Longfield or to Mary Eileen Baldwin Longfield's Estate, are requested to make immediate payment to the undersigned in care of: Ross Nicol Longfield, Personal Representative, P.O. Box 2922, 125 S. King Street, Suite 2A, Jackson WY 83001-2922.

Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers in the Office of the Clerk of Court on or before three (3) months after the date of the first publication of this notice; and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

DATED this 16th day of November, 2020.

M. Jason Majors
Majors Law Firm, P.C.
Attorney for Personal Representative
125 S. King Street
P.O. Box 2922
Jackson, WY 83001
(307) 733-4117 Phone
(307) 733-4117 Facsimile
Wyoming Bar Registration # 6-3789

Publish: 12/02, 12/09, 12/16/20

NOTICE OF ACCEPTANCE AND PAYMENT TO CONTRACTOR FOR CREEKSIDER VILLAGE WATER AND SEWER IMPROVEMENTS PROJECT

Notice is hereby given that the Creekside Village HOA has accepted, as substantially complete according to the plans, specifications and rules governing the same, the work performed under that contract dated October 5, 2020 between the Creekside Village HOA and Avail Valley Construction-ID, LLC, the Contractor; that work under said contract, known as the Creekside Village Water and Sewer Improvements Project, is substantially complete and the Contractor is entitled to payment of retainage. Notice is further given that subsequent to the forty-first (41st) day after the first publication of this notice, to wit, January 12, 2021 the Creekside Village HOA will pay to said Contractor the amount due under the contract less any amount withheld for the portion of the public work that is incomplete or not completed in accordance with the contract and associated documents.

Publish: 12/02, 12/09/20

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that Basilboy LLC, a Wyoming limited liability company, intends to apply for a permit for a partial vacation of a subdivision in the Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town of Jackson Council at Jackson Town Hall. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed partial vacation shall vacate the lot line between Lot 1 and Lot 2, Block 2 of the L.G. Gill Subdivision, Plat No. 139, records of the Clerk of Teton County and being located within Section 27, Township 41 North, Range 116 West, street address 355 E. Broadway Avenue. The site is accessed from Moran Street, Broadway Avenue and Deloney Avenue.

Publish: 12/02, 12/09/20

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Partial Vacation without Replat

Lot 1 and Lot 2, Block 2 of L.G. Gill Subdivision, Plat No. 139

December 15, 2020

Project Narrative:

Basilboy LLC as owner of Lot 1 and Lot 2, Block 2 of L.G. Gill Subdivision, Plat No. 139, and that additional 10 feet of Lot 3, Block 2 of L.G. Gill addition, wish to vacate the lot line between Lot 1 and Lot 2, Block 2 of L.G. Gill Subdivision, Plat No. 139.

There are no existing houses on the two lots at this time. The owner wishes to build a house that will cross both lots. Therefor the owners wish to vacate the Lot line between Said Lot 1 and Lot 2, Block 2 of L.G. Gill Subdivision, Plat No. 139.

Findings for Approval per Section 8.5.3 – Final Plat

1. *Is in substantial conformance with an approved development plan or development option plan or is a condominium or townhouse subdivision of existing physical development*-This finding can be made. This application is for a partial vacation of a Plat. It is a matter of procedure that the application be processed for a Final Plat with no plat map.
2. *Complies with the standards of this Section* – This finding can be made. This application, final plat and accompanying materials complies with standards of Section 8.5.3.
3. *Complies with subdivision standards of Division 7.2*- This finding can be made. This application seeks to vacate the existing lot line between the two lots. No physical subdivision of land or subdivision improvements are proposed, and the application is not a condominium or townhouse subdivision.
4. *The application complies with all other relevant standards of these LDRs and other County Resolutions* – This finding can be made. This Final Plat application is submitted in accordance with standards of Section 8.2.13.C.5.d-Subdivision Plat Amendment/Partial Vacation without Replat/ Lot Combination: This is a lot combination request. All standards have been adequately addressed or met with this application.

PARTIAL VACATION OF PLAT

WHEREAS, on _____, 2020, the Town of Jackson City Council met to consider a request to vacate the Lot line between Lot 1, and Lot 2, Block 2 of The L.G. Gill Subdivision, Plat No. 139, as recorded in the Office of the Teton Clerk, Wyoming, on June 07, 1950.

WHEREAS, having determined that the proposed vacation/lot combination does not abridge or destroy any of the rights and privileges of the other proprietors in said plat, the proposed vacation was approved by the Town Council.

BY SIGNATURE BELOW, the affected property owners acknowledge and accept that the combined lots cannot be re-subdivided without first receiving subdivision approval from the Town of Jackson, the combination of lots shall be treated as one for all purposes under these LDRs and cannot be re-subdivided without receiving subdivision approval under the LDRs in effect at the time. In addition, the affected property owners acknowledge and accept that the combined lots shall be treated as one lot for all purposes under said regulations.

Basilboy LLC, a Wyoming limited liability company

By: _____
Its Managing member

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was subscribed and sworn to before me on this _____ day of _____, 20____, by David Nichols as managing member of Basilboy LLC, a Wyoming limited liability company, personally appeared before me and being personally known by me acknowledged that the foregoing statements are true and correct to the best of his knowledge.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

David Nichols

TOWN ACKNOWLEDGEMENT

Peter Muldoon, Mayor
Town of Jackson

The foregoing instrument was acknowledged before me by Peter Muldoon, as Mayor of the Town Council on this day of _____, 20____.

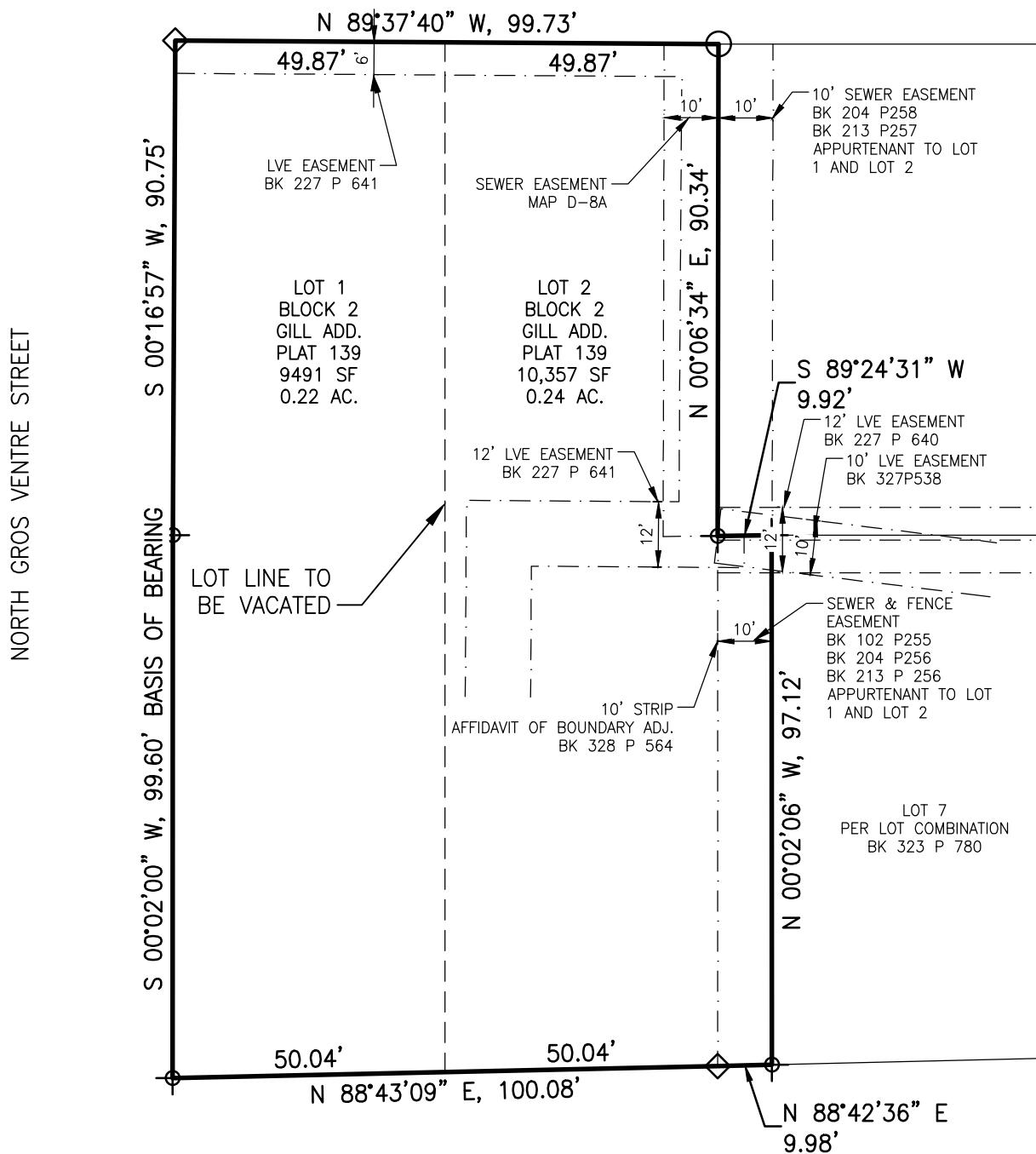
Witness my hand and official seal.

Notary Public

My Commission Expires: _____

EXHIBIT B
LOT LINE VACATION

DELONEY AVENUE



BROADWAY AVENUE



SCALE 1" = 30'

LOT 1 AND LOT 2, BLOCK 2,
L.G. GILL SUBDIVISION, PLAT 139
SE 1/4 SW 1/4
SECTION 27, T41N, R116W,
6th P.M.

UPTON, W.M.
TOWN OF JACKSON
TETON COUNTY, WYOMING

| | | | |
|-----------------|---|--|------------------|
| DRAWING NO 1 | DRAWING TITLE BASILBOY LLC LOT LINE VACATION 17-409-01 | NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087 | DATE 12/15/20 |
| JOB NO | | ENGINEERED | |
| | | DRAWN | SK |
| | | CHECKED | LR |
| | | APPROVED | LR |

Issued To:

Nelson Engineering
P.O. Box 1599
Jackson, WY 83001
(307) 733-2087

Report No.: W-23962
Effective Date: November 19, 2020
Current Date: December 9, 2020
Cost: \$350.00

Project Reference:

Property Address: 355 East Broadway Avenue, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

Basilboy, LLC, a Wyoming limited liability company

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.
Liz Jorgenson/Christina Feuz, Co-Managers
Phone: 307.732.2983

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

EXHIBIT "A"
LEGAL DESCRIPTION

The property described herein is situated in the State of Wyoming, County of Teton, Town of Jackson

Lots 1 and 2, Block 2 of the L. G. Gill Subdivision to the Town of Jackson, Teton County, Wyoming, according to the plat recorded in the Office of the Teton County Clerk on June 16, 1950 as Plat Number 139.

And

A 10 foot strip of land constituting part of the following legal description, with the west line of said 10 foot strip identical to the west line of said Parcel:

A parcel of land being a portion of Lots 3 and 4 of Block 2 of the L. G. Gill Subdivision to the Town of Jackson, Teton county, Wyoming, according to that map filed June 16, 1950 in the Office of the Teton County Clerk and Ex-Officio Register of Deeds for Teton County, Wyoming, as Plat No. 139, said parcel (now known as Lot 7) being bounded as follows:

On the west by the west line of said Lot 3, on the east by the east line of said Lot 4, on the south by the south line of said Lots 3 and 4, on the north by a line parallel to and 90.09 feet south of the north lines of said Lots 3 and 4

PIDN: 22-41-16-27-3-19-003

Wyoming Title & Escrow
Ownership and Encumbrance Report
Report No.: W-23962

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. Taxes, special and general, assessment districts and service areas for the year 2020.

Tax ID No.: OJ-001816
1st Installment: \$3,487.47 PAID
2nd Installment: \$3,487.46 OPEN

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights claims or title to water, (d) any right title or interest in any sand and gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
4. All matters as delineated on the Official Plat of The L. G. Gill Subdivision, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 139.
[Plat 139](#)
5. Terms, provisions, covenants, conditions, restrictions and easements, provided in the Covenants, Conditions and Restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in document recorded October 17, 1950, as (book) 10 (page) 26, Official Records.
[B10 P26](#)
6. Terms, provisions, covenants, conditions, restrictions and easements, provided in the Covenants, Conditions and Restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in document recorded December 20, 1950, as (book) 6 (page) 552, Official Records.
[B6 P552](#)
7. Restriction as contained in deed from Jeannine Miller, to D. Eugene Sinn and Laurene W. Sinn, husband and wife, recorded August 15, 1980, as (book) 102 (page) 254, Official Records.
[B102P254](#)
8. Restrictions and easements as shown in deed from Judith C. Lopez, a single woman, to D. Eugene Sinn and Laurene W. Sinn, recorded August 18, 1980, as (book) 102 (page) 255, Official Records.
[B102P255](#)

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9. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as shown in a document recorded September 26, 1988, as (book) 204 (page) 256, Official Records:
Purpose: SEWER LINES AND FENCE
[B204P256](#)

Modification of restrictions, recorded August 13, 1996, as (book) 323 (page) 779 Official Records.
[B323P779](#)
10. Record of Survey recorded October 2, 1980, as (book) 1 (page) 181 (D-8A), Official Records.
[Survey B1 P181](#)
11. An appurtenant easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as described in a document recorded September 26, 1988, as (book) 204 (page) 258, Official Records:
Purpose: RIGHT TO INSTALL, REPAIR, MAINTAIN, ALTER AND OPERATE SEWERS, STORM DRAINS AND WATER MAINS UNDER A STRIP OF LAND 10 FEET IN WIDTH ALONG THE WEST LINE
[B204 P258](#)

also shown in deed, recorded July 12, 1989, as (book) 213 (page) 257, Official Records.
[B213 P257](#)
12. An appurtenant easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as shown in a document recorded July 12, 1989, as (book) 213 (page) 256, Official Records:
Purpose: WATER MAINS UNDER A STRIP OF LAND 10 FEET IN WIDTH ALONG THE WEST LINE AND FENCE
[B213P256](#)
13. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 30, 1990, as (book) 227 (page) 640, Official Records.
[B227P640](#)
14. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 30, 1990, as (book) 227 (page) 641, Official Records.
[B227P641](#)
15. Lot combination, recorded August 13, 1996, as (book) 323 (page) 780, Official Records.
[B323P780](#)
16. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded October 29, 1996, as (book) 327 (page) 538, Official Records.
[B327P538](#)
17. Terms and conditions contained in an Affidavit of Boundary Adjustment, recorded November 27, 1996, as (book) 328 (page) 564, Official Records.
[B328P564](#)

Wyoming Title & Escrow
Ownership and Encumbrance Report
Report No.: W-23962

***** End of Encumbrances *****

Teton County Wyoming MapServer



Teton County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.